

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
AUGUST 23, 2017 7:00 PM
CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** August 9, 2017

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA:** August 23, 2017

- VIII. CONSENT CALENDAR**

NO ITEMS

- IX. PUBLIC HEARING**

- IX-1 TENTATIVE PARCEL MAP – 1504-1620 S. MAIN STREET – P-MM17-0001:** A request to approve a tentative parcel map entitlement for 1504-1620 S. Main St. This project is categorically exempt from further CEQA review pursuant to Section 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines. Project Planner, Michael Fossati, 408-586-3274, mfossati@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-022 approving Vesting Tentative Map P-MM17-0001.

- IX-2 HILLSIDE SOLAR CARPORT – 430 EVANS ROAD – P-SD17-0009:** A request for a Site Development Permit to construct a new carport with rooftop solar in the hillside. The project is categorically exempt from further CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Project Planner: Lillian Hua, 408-586-3073, lhua@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-024 recommending approval of Site Development Permit SD17-0009 to the City Council, subject to the attached Conditions of Approval.

IX-3

SPRIG CENTER/MCCARTHY BLVD – APN 022-30-048 – P-SD17-0003, P-UP17-0005, P-EA17-0001: A request for a Site Development Permit, Conditional Use Permit, and Environmental Assessment for the construction of six structures, including a retail store, gas station with car wash and fueling canopy, and a mini-storage complex, totaling 188,011 square feet on a 9.34 acre site. An Initial Study has been prepared and circulated for review based on the 2009 Environmental Impact report. Project Planner: Lillian Hua, 408-586-3073, lhua@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-023 approving Site Development Permit P-SD17-0003, Conditional Use Permit P-UP17-0005, and Environmental Assessment P-EA17-0001, subject to the attached Conditions of Approval.

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.

Commissions, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall
455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
